

## ARTICLE 2.

### ESTABLISHMENT OF DISTRICTS, ZONING MAP

#### SECTION 201. ESTABLISHMENT OF ZONING DISTRICTS

For the purposes of these Zoning Regulations, the following types of zoning districts are hereby established:

SFR	-	Single Family Residence
MFR	-	Multi-Family Residence
MHR	-	Mobile Home Residence
NC	-	Neighborhood Convenience
LC	-	Limited Commercial
OP	-	Office Professional
GC	-	General Commercial
IP	-	Industrial Park
LI	-	Light Industrial
HI	-	Heavy Industrial
AA	-	Airport Airspace Overlay Zone
HP	-	Historic Preservation Overlay Zone
DR	-	Design Review Overlay Zone

#### Section 201.1 Conformity to Regulations

The regulations set forth in this Ordinance for each zoning district shall be minimum regulations and shall apply uniformly to each class or kind of land or structure, except as hereinafter provided:

#### Section 201.1 (a)

No building, structure, or land shall hereinafter be used or occupied, and no building or structure or part thereof shall hereinafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations hereinafter specified for the district in which it is located.

#### Section 201.2 Classification of Annexed Areas

All territory which may hereafter be annexed to the City of Douglas shall initially be zoned into a district which permits no greater intensity of use and/or housing density (units per acre) than was permitted in that territory prior to annexation. If the annexation of such territory does not specifically establish a zoning classification, the territory shall be deemed, upon annexation, to be zoned into the district with the greatest intensity of use and/or housing density. Following annexation, the property may be rezoned following the procedures detailed in Article 13.

Section 201.3            Classification of Vacated Streets

Whenever a public street or alley is vacated by official action of the City Council, the Zoning districts adjoining each side of such street or alley shall automatically be extended to the center-line thereof, and all land area thus vacated shall then and henceforth be subject to all regulations of the extended districts.

SECTION 202.            OFFICIAL ZONING DISTRICT MAP

Section 202.1            Establishment

The areas and boundaries of zoning districts are hereby established as shown on the Official Zoning District Map which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

Section 202.2            Identification

The Official Zoning District Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the seal of the City of Douglas. Regardless of the existence or purported copies of the Official Zoning District Map which may, from time to time, be made or published, which shall be stored in the vault, under the authority of the City Clerk, and shall be the definitive map to determine the current zoning status of land areas, buildings, and other structures in the City.

Section 202.3            Changes

If, in accordance with the provisions of this Ordinance changes are made in district boundaries or in other matters portrayed on the Official Zoning District Map, such changes shall be made on said map promptly after the amendment has been approved by the City Council, together with an entry signed by the City Clerk certifying to the accuracy and date. No amendment to this Ordinance which involves matter portrayed on the Official Zoning District Map shall become effective until after such change and entry have been made on said map. No changes of any nature shall be made on the Official Zoning District Map of matter shown thereon except in conformity with the provisions of this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as hereinafter provided in Article 14.

Section 202.4            Replacement

In the event that the Official Zoning District Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may, by resolution, adopt a new Official Zoning District Map which shall supersede the prior map. The new Official Zoning District Map may correct drafting or other errors or omissions in the prior map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new Official Zoning District Map shall be identified by the signature of the Mayor attested by the City Clerk, and bear the seal of the City of Douglas

under the following words: “This is to certify that this Official Zoning District Map supersedes and replaces the Official Zoning District Map adopted October 10, 1966 as part of Ordinance No. 350 of the City of Douglas, Arizona.”

Section 202.5            Interpretation

Where, due to scale, lack of detail, or illegibility of the Official Zoning District Map there is an uncertainty, contradiction, or conflict as to the intended location of any district boundary shown thereon, the exact location of such boundary shall be determined by the Board of Adjustments. The Board of Adjustments, in reaching its determination, shall apply the following standards:

- (a)    Zoning district boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the center-lines of streets, alleys or rights-of-way, unless otherwise fixed by dimensions shown on the Official Zoning District Map.
- (b)    In subdivided property, or where a zoning district boundary divides a lot, the exact location of such boundary, unless same is indicated by dimensions shown on the Official Zoning District Map, shall be determined by use of the map scale shown thereon.
- (c)    If, after application of foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board of Adjustment shall determine and fix the location of said line in accordance with the purpose and intent of this Ordinance as provided for in Article 11.